

**MINUTES OF REGULAR MEETING OF
THE REDEVELOPMENT COMMISSION OF GREENSBORO**

APRIL 20, 2004

REGULAR MEETING

The Redevelopment Commission of Greensboro met in regular meeting in the Plaza Level Conference Room, Melvin Municipal Building, Greensboro, North Carolina, on Tuesday, April 20, 2004 at 5:07 p.m. Present were: Chair Bill Benjamin, Joe Wood, Jerry Leimenstoll, Nettie Coad and Scott Lilly. Barbara Harris, Dyan Arkin, Mary Beth Kearns and Dan Curry represented the Housing and Community Development Department (HCD). Jim Blackwood, Esq., was present as legal counsel for the Commission.

Vice Chair Wood called the meeting to order, introduced himself, and welcomed everyone to the meeting. He asked that anyone who wished to speak to come up to the microphone, identify themselves, and give their address.

**1) ROSEWOOD NEIGHBORHOOD. COMPLETION OF ROSEWOOD PARK –
TRANSFER OWNERSHIP TO CITY OF GREENSBORO.**

Mary Beth Kearns, neighborhood planner for Rosewood, stated that Rosewood's adopted plan calls for a small pocket park to be constructed in the center of the neighborhood. The community was heavily involved in the planning and creation of the park. In November 2003, the park's final piece of playground equipment was installed on-site, and in March 2004, signs were installed. The sign is in four different languages (English, Rhade, Vietnamese and Spanish), reflecting the neighborhood's every-growing diversity. Transfer of ownership from RCG to the City is the final step in the park process. By transferring ownership, RCG formalizes completion of the park and allows the Parks & Recreation department to assume maintenance and upkeep of the park. The park is being well-used by the neighborhood residents.

Chair Benjamin arrived for the remainder of the meeting.

In response to questions by the Commission members, Ms. Kearns stated that there will be a small celebration (ribbon-cutting) on Saturday, May 1, 2004 beginning at 10:00 a.m.

There are 3 lots in this neighborhood that are still owned by the Redevelopment Commission and staff will be moving forward with development for single family housing, much like the single family housing developed along Gatewood Avenue. The neighborhood has asked that the same housing specifications be followed with the other infill lots. They will be put out to bid fairly soon.

Mr. Leimenstoll moved approval of the transfer of the subject property to the City for use as a park in the Rosewood neighborhood, seconded by Ms. Coad. The Commission voted unanimously in favor of the motion. (Ayes: Benjamin, Wood, Coad, Leimenstoll, Lilly. Nays: None.)

Chair Benjamin presided for the remainder of the meeting.

5. FORMER HAMPTON REDEVELOPMENT AREA. UPDATE ON 2503 EVERITT STREET.

Ms. Harris stated that at its January 20, 2004 meeting the Commission authorized staff to put the property at 2503 Everitt Street on the market at the appraisal value of \$16,000 for use as allowed in the former Hampton Redevelopment Plan. On January 30, 2004 staff received a proposal from Reverend Lester Woodard, Living Hope Missionary Baptist Church, offering \$16,000 for this property for use as a church building expansion. Reverend Woodard had initially expressed interest in this property for use as a parking lot. The church has purchased an adjoining lot from a private party to be used for parking and wishes to purchase this lot for expansion of the church building. Staff required that Reverend Woodard submit building plans and construction schedule for Commission review and approval by April 5, 2004. Reverend Woodard requested additional time, approximately 30 days, to present the building plans and construction schedule.

Chairman Benjamin invited Reverend Woodard to speak to the Commission.

Reverend Lester Woodard, Living Hope Baptist Church, stated that this land has adjoined their property for several years and they would like to expand their building. The site plan is being drawn and he would like approximately 2 months to bring everything back to the Commission for review.

Mr. Wood moved that the Commission allow the church approximately 60 days, until the June meeting, to return and give an update and site plans, seconded by Mr. Lilly. The Commission voted unanimously in favor of the motion. (Ayes: Benjamin, Wood, Coad, Leimenstoll, Lilly. Nays: None.)

After some discussion it was determined that a Public Hearing would be held at the May meeting to discuss this property. Therefore, Mr. Wood amended his motion to state that Reverend Woodard return to the June meeting with a site plan and the discussion will be part of a Public Hearing. He then withdrew all previous motions.

Therefore, Mr. Wood moved that a Public Hearing be held at the May meeting for purposes of transferring the property to the church, subject to final approval of the development to be brought back to the Commission whether it be parking or building use and the property will be

improved within 5 years with 2-year updates, seconded by Mr. Lilly. The Commission voted unanimously in favor of the motion. (Ayes: Benjamin, Wood, Coad, Leimenstoll, Lilly. Nays: None.)

2) WILLOW OAKS NEIGHBORHOOD. ACQUISITION OF 707 CLAPP STREET – AUTHORIZATION OF MEDIATED AGREEMENT.

On August 15, 2000 the Commission authorized an offer of \$133,000 for this property. On February 23, 2004, based on calculations of value, interest, attorney fees, and cost of Owner's Appraisal, mediation resulted in a signed settlement agreement in the amount of \$158,000, bringing the total purchase price for this property to \$158,000.

Mr. Wood moved to approve this authorization, seconded by Ms. Coad. The Commission voted unanimously in favor of the motion. (Ayes: Benjamin, Wood, Coad, Leimenstoll, Lilly. Nays: None.)

3) WILLOW OAKS NEIGHBORHOOD – ACQUISITION OF 2137 MCCONNELL ROAD – AUTHORIZATION OF COUNTER APPRAISAL.

This item was discussed in Executive Session.

4) WILLOW OAKS NEIGHBORHOOD. CONSTRUCTION EASEMENTS FOR NC-DOT BRIDGE REPLACEMENT PROJECT AT 29 AND McCONNELL ROAD – AUTHORIZATION TO ACCEPT OFFERS.

Dyan Arkin stated that NC-DOT is proceeding with scheduled replacement of the bridge over U.S. 29 at McConnell Road, which impacts RCG property along McConnell Road between U.S. 29 and Gillespie Street. On November 18, 2003, the Commission authorized execution of an Agreement to Enter, so NC-DOT could begin construction. NC-DOT has completed appraisal work and made offers totaling \$2,175 for temporary construction easements at 717 Dorgan Avenue, 1703, 1713, and 1717 McConnell Road. Staff has reviewed the easement boundary and concurs that this is a fair compensation for use of this land during the period of construction. The Commission is asked to authorize execution of Temporary Easement Documents and receipt of the amount of \$2,175.

Mr. Wood moved to accept staff recommendation concerning payment of \$2,175 for Temporary Easement Documents for the above-stated properties, seconded by Ms. Coad. The Commission voted unanimously in favor of the motion. (Ayes: Benjamin, Wood, Coad, Leimenstoll, Lilly. Nays: None.)

At this time, 5:35 p.m., the Commission retired to ***Executive Session*** for discussions concerning Items 3 and 6.

The Commission came out of Executive Session at 6:46 p.m.

Chairman Benjamin stated that the following motions were made and unanimously approved during Executive Session. Legal will be authorized to proceed to negotiate on the 2137 McConnell Road property with an amount as determined in Executive Session. They also adopted a policy for condemnation cases that will require there to be a third or reconciliation appraisal which will set the base amount for negotiation. RCG may then negotiate as discussed in Executive Session. A designee of the Commission will attend the mediation based on that policy.

ADDITIONAL BUSINESS

Barbara Harris stated that the Ole Asheboro Neighborhood Association is having a 25th Anniversary Banquet this Saturday evening. Tickets to the function were made available to the Commission members.

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There being no further business before the Commission, the meeting was adjourned at 6:53 p.m.

Respectfully submitted,

Dan Curry, Assistant Secretary
Greensboro Redevelopment Commission

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